



Document 2023 2583

Book 2023 Page 2583 Type 03 001 Pages 2
Date 10/20/2023 Time 1:05:39PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$290.40
Rev Stamp# 372 DOV# 371
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$182,000.00

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4678

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✓ Mail tax statements and return document to:

Tawnya McCourtney, 305 E Garfield St, Truro, IA 50257

FB143942

$\frac{1}{2}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Cory J Lehman, a single person**, does hereby convey unto **Tawnya McCourtney**, the following described real estate:

Lots Five (5) and Six (6) in Block One (1) of the Original Town of Truro, Madison County, Iowa, formerly called Ego.



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Order No.: 808-27157/SC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

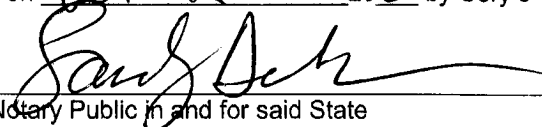
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Cory J Lehman

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on Oct 18 2023 by Cory J Lehman, a single person.


Notary Public in and for said State

